

**Water Conservation Regulations for
Residential Properties:
Ford's Colony at Williamsburg Section XXXIII (Lots 1-50)**

These water conservation regulations are adopted by Realtec, Incorporated, a Delaware corporation, after approval by the James City Service Authority ("JCSA") under the requirements of the Amended and Restated Proffers for Ford's Colony at Williamsburg dated January 6, 2005, of record in the Office of the Clerk of the Circuit Court for the City of Williamsburg and County of James City as Instrument Number 050001465, as such Proffers may be amended from time to time. Use of any lot within the Section XXXIII development for residential purposes shall be at all times subject to the following rules, as they may be amended from time to time.

1. Irrigation Systems:

- (a) No irrigation wells for residential lots shall be allowed.
- (b) Automatic overhead irrigation systems shall be allowed for turf only. Only pressure regulated heads with rain sensors shall be permitted for turf irrigation.
- (c) Underground automatic drip irrigation systems shall be permitted for both landscaped beds and turf.
- (d) All irrigation systems are required to have a rain sensor that is adjusted to shut off automatic irrigation systems when one-fourth inch of rain has fallen. The automatic irrigation system must have a backflow prevention device permitted through Code Compliance.
- (e) An odd/even watering schedule shall be applicable within Section XXXIII, allowing individual homeowners to irrigate on alternate days (odd address numbers may irrigate on Wednesday, Friday and Sunday (WFSu), and even address numbers may irrigate on Tuesday, Thursday, and Saturday (TThSa).
- (f) No irrigation wells shall be permitted for common areas or recreation areas. Irrigation systems for common areas should be limited to the turf and landscaped areas at the main entrance(s) of the development.
- (g) No irrigation system shall be installed or utilized if such system has the capacity to draw or distribute in excess of 8 gallons per minute. In addition, all in-ground irrigation systems shall be limited to irrigation of one zone at any time.
- (h) In addition to the provisions of these Rules, residential lot owners shall be subject to and shall adhere to any water conservation ordinances or laws enacted by any governing authority.

(i) Turf areas irrigated by automatic irrigation systems shall be subject to the following limitations:

- (i) the turf area of the Front Yard of any dwelling, and both Side Yards extending from the front property line to the rear Building Setback Line may be irrigated.
- (ii) for corner lots bounded on two or more sides by roadways, turf areas between the dwelling and the roadway frontage on each side of a lot bounded by a road maybe irrigated in its entirety, to include all turf between the property line adjoining such roadway and the opposite rear property line. In the case of such corner lots, the Side Yard adjacent any neighboring dwelling shall be irrigated only to the Building Setback Line farthest from any road frontage.
- (iii) for any lot on which turf area is less than or equal to thirty percent (30%) of the total area of the residential lot, the entire turf area within such lot may be irrigated utilizing an automated irrigation system which complies in all other respects with these regulations.
- (iv) No more than thirty percent (30 %) of a single-family lot area should be allowed turf irrigation, with the exception of the turf areas of model home courts (up to a limit of two (2) such model home courts) may be irrigated without limitation as to those yard or turf areas irrigated, including adjacent park and/or open space. At such time as model homes are sold to residential users, such model homes and model home lots shall be subject to the same regulations specified for residential lots above.
- (v) the terms "Yard" to include "Front Yard," "Side Yard" and "Rear Yard," as used herein shall have the meaning ascribed by Section 24-2 of the James City County Code, as written on the date hereof.

2. Landscaping:

- (a) Landscape designs shall control turf area, mulched and natural areas and planting materials so as to promote water conservation under these regulations. Wherever possible, existing trees and vegetation should be retained and not irrigated.
- (b) All builder-installed foundation plantings, whether on single-family Lots or Common Areas, shall be drought tolerant species, or site specific species appropriate to the hydrological, topographic and/or soil conditions of the planting site. Such foundation plantings may be selected from the JCSA approved plant list, but this Rule shall not preclude use of other species generally regarded as drought tolerant.

(c) Trees in turf areas shall be mulched.

3. Water Conserving Fixtures and Appliances:

Builder-installed appliances and fixtures in all residences shall be energy efficient, low flow, water conserving fixtures, and appliances which have earned the Energy Star or equivalent rating from the U.S. Department of Energy.

4. Changes and Amendments:

(a) The Ford's Colony at Williamsburg Homeowners Association, Inc. having jurisdiction over lots subject to these rules ("Association") reserves the right to amend or change these Water Conservation Rules from time to time with or without notice; provided however, JCSA must approve in advance any amendment hereto.

(b) Written notice of any amendment(s) shall be sent to all members of the Association within thirty (30) days of adoption and approval.

5. Enforcement:

(a) Water Conservation Rules of the Association shall be fully enforceable by the Board of Directors as provided for in the Association's Declaration.

(b) From time to time JCSA and James City County may adopt generally applicable water conservation rules. The Association shall review and evaluate incorporation of those rules and regulations as a part hereof and the rules shall be fully enforceable by the Association as well as the JCSA and the County.

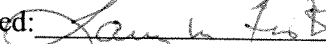
Realtec, Incorporated

By: 

Drew R. Mulhare

Title: VP OPERATIONS

Date: 4/4/05

Approved: 
Larry M. Foster, General Manager
James City Service Authority

4/4/05
Date